

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 6, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REVIEW OF CONDITION

ROC-21668 - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK LLC - Request for a Review of Condition to modify Condition Number 9 of an approved Site Development Plan Review (SDR-10770) WHICH STATED THAT ALL PERIMETER LANDSCAPE BUFFERS SHALL COMPLY WITH THE MINIMUM REQUIREMENTS LISTED IN TITLE 19.12. TREE SPACING WITHIN THE BUFFER AREAS AND THE WIDTH OF ALL BUFFERS SHALL CONFORM TO THE MINIMUM REQUIREMENTS LISTED IN TITLE 19.12. To allow a four-foot landscape buffer along the south property line where eight feet is the minimum required for an approved mixed-use development on 28.69 acres at 420 South Rampart Boulevard (APN 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) Master Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

8

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

4

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-10770
6. Returned postcard protests and support
7. Submitted after final agenda – Returned postcard protests and supports

Motion made by STEVE WOLFSON to Approve Subject to Conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-OSCAR B. GOODMAN)

Minutes:

CITY COUNCIL MEETING OF: JUNE 6, 2007

MAYOR PRO TEM REESE declared the Public Hearing open.

GREG BORGEL, 300 South Fourth Street, appeared on behalf of the applicant and explained the curvature of Alta Drive where it approaches Rampart Boulevard and building requirements had resulted in a slight intrusion into the minimum landscape buffer area. MR. BORGEL felt they adequately meet the landscape requirements.

MARGO WHEELER, Director of Planning and Development Department, agreed and supported MR. BORGEL'S claims, as it is a minor change to the original site plan.

COUNCILMAN WOLFSON indicated that many people are watching this project with great interest and that the request is a very minimal encroachment. He read staff's findings.

MAYOR PRO TEM REESE declared the Public Hearing closed.

